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**Riverside County**
**Facilities Management**
3450 14th Street, Riverside, CA 92501

# NOTICE OF EXEMPTION

September 23, 2026

**Project Name:** Housing and Workforce Solutions Moreno Valley Youth Village Sewer Extension and Tie-In Project

**Project Number:** FM08550015194

**Project Location:** 16679, 16659, and 16641 Perris Boulevard, north of Northern Dancer Drive, Perris, 92551, Assessor's Parcel Numbers (APNs) 316-133-036, 316-133-035, 316-133-034, 316-133-032

**Description of Project:** On April 28, 2026, the Board of Supervisors (Board) approved Item 3.12 approving the Form of Deed in Lieu of Foreclosure Agreement between Sigma Beta Xi Inc. (SBX) and the County of Riverside (County), the Form of Grant Deed, and allocation of up to $1,700,000 to complete the Moreno Valley Youth Village Project (Project) located at 16679, 16659, and 16641 Perris Boulevard in the City of Moreno Valley. The Project provides critical housing for youth experiencing homelessness. The rehabilitation for the three existing homes was completed and approved by the City of Moreno Valley Planning Department on February 29, 2024.

In January 2025, the County was made aware of a funding shortfall faced by SBX due to offsite improvements required to extend a sewer line for connecting the additional dwelling units on the Project site. After unsuccessful efforts with the developer to remedy the situation, the County issued a Notice of Default to SBX on June 5, 2025, and in December 2025 the developer acknowledged its inability to complete the work required by the City of Moreno Valley to receive certificate of occupancy for the additional dwelling units. The Project site currently houses 11 youth within the properties therefore it is imperative that the County completes the renovations and offsite improvements.

In collaboration with the Housing and Workforce Solutions (HWS) Department, the allocated funds will assist Facilities Management with completing renovations at the Project site including sewer and site work, paying mechanic's liens, tax penalties, city fees, and water district fees; engineering and geotechnical services, and paying escrow fees and costs to transfer the properties to the County.

The scope of work for the Moreno Valley Youth Village Project includes, but is not limited to, completion of renovations to the additional dwelling units, abandonment of septic system, and tying in of sewer, street, and site work. The improvements to the Moreno Valley Youth Village is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in a significant expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Projec**t: Riverside County

**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**Exempt Status:** State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Class 1 Existing Facilities Exemption; Section 15303 Class 3 New Construction or Small Structures Exemption; Section 15311 Class 11 Accessory Structures Exemption, and 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, 15303, and 15311.

**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include unusual circumstances which could have the possibility of having a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the improvements to the Moreno Valley Youth Village.

- **Section 15301 –Existing Facilities:** This Class 1 categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The existing facility consists of three houses, and two additional buildings serving as a Manager's residence and supportive services and youth tech lab facility. The improvements to the site would be limited to the abandonment of the existing septic system and three tie ins to the existing sewer system within the Perris Boulevard right-of-way to meet permitting requirements for the City of Moreno Valley. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

- **Section 15303 (c) –New Construction or Conversion of Small Structures:** This Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The improvements to the site would be within the existing facility and limited to a conversion from septic to the City sewer system. The sewer system is an existing facility within the adjacent street right-of-way, and no expansion of existing infrastructure would be required for the three tie ins from the existing houses to the sewer main; therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15303, Article 19, Categorical Exemptions of the CEQA Guidelines.

- **Section 15311 – Class 11 Accessory Structure Exemption:** This Class 11 categorical exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The project, as proposed, includes the conversion from the existing facility using the septic system, to a tie-in to the existing sewer system. These improvements would not include new structures that would increase the capacity of the site the sewer tie ins improvements would be appurtenant to the existing Community Center and will not substantially increase or expand the use of the site; therefore, the project is exempt as the project meets the scope and intent of the Class 11 Exemption identified in Section 15311, Article 19, Categorical Exemptions of the CEQA Guidelines.

- **Section 15061 (b) (3) – "Common Sense" Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. The proposed improvements to the existing facility will not result in any direct or indirect physical environmental impacts. The improvements would require limited construction activity within the existing site and would not alter the function or use of the site or have any external physical effects. The improvements are limited to the conversion from using a septic system to using the existing sewer system that has a connection line in the Perris Boulevard right-of-way. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. As the Project is anticipated to receive federal funding, the Project was also reviewed under the National Environmental Policy Act and found to be categorically excluded under Section 58.35(a)(1) as the project entails the improvement and rehabilitation of existing public facilities and improvements that will not result in a change of use or significant increase in capacity. No further environmental analysis is warranted.

**Signed:**  **Date:** 9-23-2026

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management